

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 12/15/2015	(3) CONTACT/PHONE Terry Wahler, Senior Planner / (805) 781-5621	
(4) SUBJECT Submittal of a resolution approving a new land conservation contract for James Procter - 2980 Atascadero Road (Highway 41) approximately 4.5 miles east of the City of Morro Bay; pursuant to the California Land Conservation Act of 1965; exempt from CEQA, Class 17. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt and instruct the Chairperson to sign the resolution approving the land conservation contract and direct the Clerk to record the resolution and contract.			
(6) FUNDING SOURCE(S) Application Fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>Aug.25, 2015</u>	
(17) ADMINISTRATIVE OFFICE REVIEW			
(18) SUPERVISOR DISTRICT(S) District 2			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Planning Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 12/15/2015

SUBJECT: Submittal of a resolution approving a new land conservation contract for James Procter - 2980 Atascadero Road (Highway 41) approximately 4.5 miles east of the City of Morro Bay; pursuant to the California Land Conservation Act of 1965; exempt from CEQA, Class 17. District 2.

RECOMMENDATION

It is recommended that the Board adopt and instruct the Chairperson to sign the resolution approving the land conservation contract and direct the Clerk to record the resolution and contract.

DISCUSSION

The objectives of the San Luis Obispo County Agricultural Preserve Program, as provided by the California Land Conservation Act of 1965 or Williamson Act, are to protect agricultural lands for continued production of food and fiber and limited types of land devoted to open-space and recreational uses.

An agricultural preserve is established by landowner request in an area devoted to an agricultural use, recreational use, and/or an open-space use as defined in and established in accordance with the California Land Conservation Act of 1965. Establishment of an agricultural preserve is a prerequisite for landowners to enter into land conservation contracts with the county. A land conservation contract is a contract entered into by and between the property owner and lien holders (if any) and the county to enforceably restrict the use of the land for agricultural and compatible uses for a minimum term of 10 years or more.

The following is a brief description of the applicant's request:

File Number: AGP2014-00012 - Proposal by James Procter to enter into a land conservation contract. The property consists of approximately 331 acres located within the Rural Lands land use category at 2980 Atascadero Road (Highway 41), on the southern side of Atascadero Road at the intersection with Bear Ridge Road, approximately 4.5 miles east of the City of Morro Bay. The site is in the Estero planning area and the Salinas River Sub-area of the North County planning area. Assessor Parcel Nos: 073-011-059 & 060; District 2

The request is for a new standard form land conservation contract.

OTHER AGENCY INVOLVEMENT/IMPACT

The agricultural preserve associated with this contract was approved by the Board of Supervisors at a public hearing on August 25, 2015. The Agricultural Preserve Review Committee also reviewed this request earlier this year and recommended approval. The Agricultural Preserve Review Committee includes representatives from the Agricultural Liaison Committee, the Assessor's Office, the Agriculture Department, the Department of Planning and Building and the Farm Advisor's Office. County Counsel reviewed and approved the resolution and contract as to form and legal effect.

FINANCIAL CONSIDERATIONS

Approval of land conservation contracts usually results in a significant reduction in county tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office has provided preliminary estimates of reductions in assessment values for the property being considered today. Based on the latest assessment value the total estimated annual reduction in property taxes for the property is \$502.00.

RESULTS

The approval and recording of the land conservation contract will keep the subject property in agricultural and compatible uses for an initial term of 20 years, which by the provisions in the contract renews annually to maintain a 10 year term after the first 10 years has run. This is consistent with the countywide Vision Statement & Communitywide Results of having healthy and prosperous communities.

ATTACHMENTS

1. Attachment A1 - Resolution – James Procter - AGP2014-00012
2. Attachment A2 - Land Conservation Contract with "Exhibit A" Agricultural Preserve and Vicinity Map